115.0	0002	0035.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	774,500 / 774,500
					USE VALUE:	774,500 / 774,500
					ASSESSED:	774,500 / 774,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
183		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SINGH JASWANT
Owner 2:	KAUR JASWANT
Owner 3:	
Street 1:	6 HOWARD CT
Street 2:	
Twn/City:	WOBURN
St/Prov:	MA Cntry: Own Occ: N
Postal:	01801 Type:

PREVIOUS OWNER

Owner 1:	KENNISTON GEORGE I JR-ETAL -
Owner 2:	KENNISTON ROSE T -
Street 1:	183 FOREST ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,072 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1985, having primarily Vinyl Exterior and 2478 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9072.000	358,400	1,800	414,300	774,500
Total Card	0.208	358,400	1,800	414,300	774,500
Total Parcel	0.208	358,400	1,800	414,300	774,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 312.60 | /Parcel: 312.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	73921
GIS Ref	
GIS Ref	
Insp Date	09/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 115.0-0002-0035.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	358,400	1800	9,072.	414,300	774,500	774,500	Year End Roll	12/18/2019
2019	101	FV	319,100	1800	9,072.	420,200	741,100	741,100	Year End Roll	1/3/2019
2018	101	FV	318,500	0	9,072.	313,700	632,200	632,200	Year End Roll	12/20/2017
2017	101	FV	318,500	0	9,072.	284,100	602,600	602,600	Year End Roll	1/3/2017
2016	101	FV	318,500	0	9,072.	272,200	590,700	590,700	Year End	1/4/2016
2015	101	FV	291,400	0	9,072.	230,800	522,200	522,200	Year End Roll	12/11/2014
2014	101	FV	291,400	0	9,072.	219,000	510,400	510,400	Year End Roll	12/16/2013
2013	101	FV	291,400	0	9,072.	208,300	499,700	499,700		12/13/2012

!8950!

PRINT

Date	Time
12/10/20	23:28:47

LAST REV

Date	Time
09/27/18	15:25:03
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8950

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KENNISTON GEORG	35779-310		6/27/2002		345,000	No	No		
	9388-59		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	73921
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/17/2007	709	Manual	14,000					erect stone walls
5/29/2007	390	Re-Roof	4,000					
11/6/2002	936	Addition	10,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/6/2018	MEAS&NOTICE	BS	Barbara S
4/21/2009	Inspected	163	PATRIOT
3/31/2009	Measured	372	PATRIOT
10/9/2002	MLS	MM	Mary M
5/4/2000	Inspected	276	PATRIOT
2/8/2000	Measured	264	PATRIOT
9/3/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9072		Sq. Ft.	Site		0	70.	0.65	5			Easemen	-5	Ledge	-10			414,256						414,300	

Total AC/HA: 0.20826 | Total SF/SM: 9072 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 414,256 | Spl Credit | Total: 414,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1985	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	12.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	12.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00250006
Adj $ / SQ:	128.571
Other Features:	104500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	409087
Depreciation:	50727
Depreciated Total:	358360

COMMENTS

LLV HAS IN-LAW APT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

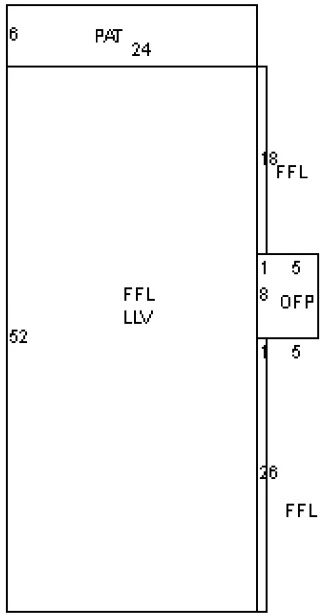
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	128.57
Special Features:	0	Val/Su Net:	131.19
Final Total:	358400	Val/Su SzAd	277.40

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,292	128.570	166,113
LLV	Lower Level	1,248	108.700	135,656
PAT	Patio	144	4.870	701
OFP	Open Porch	48	44.110	2,117

Net Sketched Area:	2,732			Total:	304,587
Size Ad	1292	Gross Are	2732	FinArea	2478

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	95	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 115.0-0002-0035.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2004	0.00	T	12	101						
2	Frame Shed	D	Y	1	10X10	A	GD	2010	0.00	T	5.4	101						
19	Patio	D	Y	1	21X36	A	AV	2000	2.75	T	15.2	101			1,800			1,800

More:	N	Total Yard Items:	1,800	Total Special Featues:		Total:	1,800